

Neighbor Meeting Summary

Project: Lantern Park

Date: Wednesday, April 1, 2015

Location: Bridgewater Clubhouse

Questions and Comments

- How will this affect traffic at rush hour? Has Pulte studies this?
 - A study has not been done
- Will all trees be cut or will some be preserved?
 - Most will be preserved, the entrance depicted is the existing entrance at the Haven (that is why no trees are shown)
- This area floods too much, putting a house there would be “disastrous.” Why is there no access off of Union...traffic is too bad on 161st already? Will there be a turn lane?
 - An entrance off of Union would require a bridge over the stream, that is financially unfeasible and the project would not happen if that were required
 - The road will be widened to accommodate a turn lane
- Is a new lift station required?
 - No, the current station has capacity
- Will lots be sold individually? Will there be an HOA? Who will maintain yards?
 - Lots will be priced and sold individually, price will vary based on location
 - There will be an HOA, residents can pay a fee to have HOA maintain yard
- Will there be a trail? Any possibility of future connection to Cool Creek?
 - Would like to use current driveway as trail, already has small bridge over creek
 - There will also be a trail along 161st st
- Will a tree preservation plan be put in place?
 - Not sure yet
- Will room be provided to expand 161st to 4 lanes?
 - Yes, that is required by the City
- Will a deceleration lane be provided?
 - Yes
- Very disappointed in Pulte regarding Viking Meadows along 161st. House are “all lined up like soldiers in a row.”
 - There will be a tree preservation easement blocking the view
 - Homes abutting external streets will need 7 points
 - All lots facing the exterior of the development will be treated as if they abut an external street
- If no vinyl siding is allowed, what materials will be used?
 - Combination of masonry, hardi-plank, efis

- No aluminum
- Which trees will be removed?
 - The center line of trees, along with those in the SE corner of the property
- “I don’t trust Pulte.” What you are saying doesn’t sound like them...Viking Meadows along 161st looks BAD.
 - They will have to follow whatever is written into PUD
- Concerned about headlights leaving the development, want entrance off Union on 161st.
 - Entrance off Union is not feasible
 - Streets will line up so headlights will go down other street except when turning
- The road WILL flood with heavy rain, that portion of the site floods heavily.
 - Will address drainage with Public Works and Surveyor’s Office
 - There will be a drainage pipe under the new road
- How big is the pond? The entire development?
 - Not sure of the size of the pond
 - The entire site is ~41 acres, ~26 is being developed
- What about the existing house?
 - Will be torn down.
- Do you own the property?
 - Conditional purchase upon zoning approval, as most developments are